114.0	0011	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	623,300 / 623,300
					USE VALUE:	623,300 / 623,300
					ASSESSED:	623,300 / 623,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
14		CARL RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PUGH KENDRA L
Owner 2:	
Owner 3:	
Street 1:	14 CARL RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CROSBY ELIZABETH ANN -
Owner 2:	-
Street 1:	14 CARL RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .096 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1930, having primarily Aluminum Exterior and 912 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4200.000	241,100		382,200	623,300
Total Card	0.096	241,100		382,200	623,300
Total Parcel	0.096	241,100		382,200	623,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 683.44 /Parcel: 683.44

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 73574

GIS Ref

GIS Ref

Insp Date 12/11/08

!8914!

PREVIOUS ASSESSMENT

Parcel ID: 114.0-0011-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	241,100	0	4,200.	382,200	623,300		Year end	12/23/2021
2021	101	FV	233,800	0	4,200.	382,200	616,000		Year End Roll	12/10/2020
2020	101	FV	233,800	0	4,200.	382,200	616,000	616,000	Year End Roll	12/18/2019
2019	101	FV	204,900	0	4,200.	387,700	592,600	592,600	Year End Roll	1/3/2019
2018	101	FV	204,900	0	4,200.	289,400	494,300	494,300	Year End Roll	12/20/2017
2017	101	FV	204,900	0	4,200.	262,100	467,000	467,000	Year End Roll	1/3/2017
2016	101	FV	204,900	0	4,200.	251,200	456,100	456,100	Year End	1/4/2016
2015	101	FV	193,000	0	4,200.	212,900	405,900	405,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	08:09:02

LAST REV

Date	Time
10/13/21	09:49:42
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 8914

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CROSBY ELIZABET	76945-589	1	2/11/2021		570,000	No	No		
CROSBY SHIRLEY	51953-97		12/5/2008	Family	1	No	No		SHIRLEY E CROSBY D.O.D. 4/23/2015 BK 66351 PG
	11730-49		8/22/1969		22,000	No	No		N

USER DEFINED

Prior Id # 1:	73574
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/18/2015	1137	Re-Roof	9,780		8/18/2015			Strip and reroof.
4/11/2002	261	Dormers	5,800	C				SMALL DORMER FOR A
4/11/2002	239	Re-Roof	4,200	C				

ACTIVITY INFORMATION

Date	Result	By	Name
4/22/2021	SQ Returned	JO	Jenny O
3/24/2021	SQ Mailed	MM	Mary M
11/4/2015	Permit Insp	PC	PHIL C
12/11/2008	Meas/Inspect	163	PATRIOT
3/6/2000	Inspected	276	PATRIOT
2/7/2000	Measured	197	PATRIOT
1/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4200		Sq. Ft.	Site		0	70.	1.30	5									382,200						382,200	

Total AC/HA:	0.09642	Total SF/SM:	4200	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total: 382,200	Spl Credit	Total: 382,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1A - 1 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	182.232
Other Features:	55000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	327578
Depreciation:	86481
Depreciated Total:	241097

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 5 | BRs: 2 | Baths: 1 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

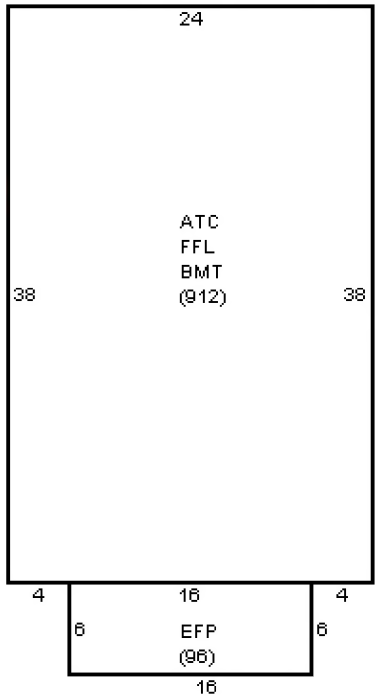
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	182.23
Special Features:	0	Val/Su Net:	107.68
Final Total:	241100	Val/Su SzAd	195.83

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	912	54.670	49,859
FFL	First Floor	912	182.230	166,195
ATC	Attic	319	160.360	51,188
EFP	Enclos Porch	96	55.580	5,336

Net Sketched Area: 2,239 | Total: 272,578

Size Ad 1231.1999 | Gross Area 2832 | FinArea 912

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
ATC	100	UNF	30	A	

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total:

PARCEL ID

114.0-0011-0002.0

IMAGE

AssessPro Patriot Properties, Inc